

1 MARY KAY SIGATY, * BEFORE THE
2 COUNCILPERSON, PETITIONER * PLANNING BOARD OF
3 ZRA-79 * HOWARD COUNTY, MARYLAND

4 * * * * *

5 MOTION: *To recommend that the ZRA-79 petition be denied and withdrawn.*

6 ACTION: *Motion approved; Vote 4 to 0.*

7 * * * * *

8 At meetings on April 17th, and May 24th, with the record left open for written comments
9 until June 1st, 2007, the Planning Board (Board) of Howard County, Maryland, considered the
10 petition of Mary Kay Sigaty, Councilperson, (Petitioner) for an amendment to the Zoning
11 Regulations to amend the New Town Zoning District (NT) regulations to establish a new Section
12 125.A.8. requiring a maximum building height of 150 feet, with provisions concerning precedence
13 over Final Development Plans, (FDP) and to amend Section 125.E.4. to prohibit the use of the
14 process for Adjustments to Bulk Regulations for Individual Lots to adjust the 150 foot maximum
15 building height requirement of Section 125.A.8.

16 The petition, the Department of Planning and Zoning Technical Staff Report and
17 Recommendation, (Staff Report) and the comments of reviewing agencies were presented to the
18 Board for its consideration. The Department of Planning and Zoning (DPZ) recommended approval
19 of the petition based on findings that the flexibility built into the NT regulations over 40 years ago is
20 no longer crucial for future development and redevelopment.

21 **Petitioners Request**

22 The Petitioner proposed two Zoning Regulation Amendments (ZRA) to the NT District as
23 follows: 1) to add language to section 125.A.8 to establish a maximum building height limitation of
24 150 feet that would supersede previously approved FDP height limitations in excess of 150 feet,
25 with the provision that a more restrictive approved FDP would prevail and; 2) to establish that the
26 maximum height limitation in 125.A.8 would also apply to the process in section 125.E.4 which
27 allows adjustments to the bulk regulations, including height limitations, for individual lots that
28 deviate from the applicable approved FDP.

29 The Petitioner explained that the approved FDP for the Columbia downtown area,
30 (downtown area) does not impose a maximum building height limitation and because of a legal issue
31 can only be changed by legislative action. This legislation was proposed to not only calm the fears

1 of concerned citizens but to insure that the downtown area will be developed in accordance with an
2 approved Master Plan for Downtown Columbia (Master Plan) which is still being drafted. Petitioner
3 clarified that “[t]he goal of the proposed change is to maximize creative, acceptable urban design
4 efforts for future development in New Town zoning districts [and] to ensure that future
5 developments in the New Town zoning districts adhere to height limits that have been deemed
6 acceptable during recent community-based Master Planning efforts.” The proposed amendments are
7 intended only as an interim measure and would “remain effective until the Master Plan for
8 Downtown Columbia and implementation of New Town zoning changes are adopted.” (Staff Report
9 page 1)

10 The Petitioner referred to the week long County sponsored community charrette process
11 (charrette) on downtown development that took place in the fall of 2005 which was well attended by
12 citizens, county planners and community leaders. Petitioner noted that the previous County Council
13 deliberately excluded as part of that process two projects, the 22 story WCI Plaza Tower (Plaza
14 Tower) and The Cheesecake Factory, because at the time of the charrette both were already in the
15 late stages of the development approval “process”. The Plaza Tower project received Site
16 Development Plan (SDP) approval in January 2006 (currently on appeal) and building permits in the
17 spring of 2006. She emphasized that there is considerable citizen concern that the Plaza Tower
18 approval at that height would set a bad precedent and will negatively impact development of the
19 downtown area if it is not subject to this maximum height limitation before the adoption of the
20 Master Plan. She also testified that although the Plaza Tower project was in “process” and had
21 received SDP approval and building permits, the developers zoning rights had not vested. Petitioner
22 asserted that this type of legislation was necessary and legally permissible, as a temporary interim
23 measure, to allow a community-determined planning process to be completed to insure a future well
24 planned downtown. She also noted that she did not know of any other project in the development
25 approval pipeline that created the immediate need to seek these zoning amendments prior to the
26 adoption of the Master Plan.

27 With regards to the setting of the 150 feet maximum height limitation, Petitioner
28 acknowledged that there was no real community consensus or resolution on this issue as part of the
29 charrette process and that the 150 feet height limitation was based in part on the existing tallest
30 building in downtown. The intended impact is to limit the building height, including the Plaza
31 Tower project, to a maximum of 150 feet during the this interim period, despite the fact that the

1 final draft of the Master Plan may or may not set a height limitation consistent with this legislation.
2 As a result, Petitioner recognized that during the “interim” period, before the adoption of the Master
3 Plan, any and all downtown development projects would be bound by this legislation and may be
4 inconsistent with the adopted final Master Plan.

5 Petitioner also stated in her petition that the proposed zoning regulation amendments are in
6 harmony with The 2000 Howard County General Plan’s (General Plan), chapter on Community
7 Conservation and Enhancement, Policy No. 5.3 to “promote new mixed use focal areas that are in
8 scale and character with their context” and policy No. 5.7 to “insure infill development will be
9 compatible with the existing neighborhoods.” Petitioner reiterated that the community has great
10 interest in achieving the most appropriate future redevelopment of downtown Columbia, and that the
11 Master Plan be completed before significant changes or development occur in the downtown area.

12 13 **Citizen Testimony**

14 The Board received both extensive written and oral testimony via the public meeting process
15 held on April 17 and May 24, 2007. There were 111 individuals representing themselves or on
16 behalf of businesses or community organizations who signed in to give oral and written testimony
17 over the two dates. (See attached Public Testimony List) To further encourage public participation
18 and provide ample opportunity to comment, the Board kept the record open until June 1st, 2007, to
19 allow for written submissions by the general public. The oral and written testimony was comprised
20 of citizens from within and outside, the county, business leaders, community leaders, contract
21 purchasers for the Plaza Tower, citizens who were downsizing or retiring or returning to the area,
22 elected public officials, and attorneys for interested parties. The following is a general summary of
23 all the testimony received.

24 **Proponents Testimony**

25 Proponents of ZRA-79 had several recurring themes. Fundamentally, their argument was
26 that Columbia’s physical structural environment should be of a human scale with a small town feel
27 that continues its present character and maintains the status quo. Many stated that there were
28 numerous exciting cities, like Paris, for example, that were vibrant and thriving with buildings in the
29 mid-height range. Much concern was expressed by proponents that absent this height restriction, the
30 “mediocrity of the built environment” would continue. Some contended that if the Plaza Tower
31 were allowed to be built at its present height, it would create another mediocre building and would

1 also alter Town Center's character in such a way as to negatively impact the eventual Master Plan.
2 Specifically, proponents stated that the openness and ambience of downtown Columbia and Town
3 Center are threatened without height limitations that this legislation will protect. The imposition of a
4 height limitation will have several positive effects; it will ensure environmental protection; prevent
5 overwhelming the existing infrastructure; reduce the present and anticipated traffic congestion;
6 prevent an unwanted increase in density, and prevents a piecemeal development of Town Center
7 contrary to the Master Plan.

8 Nearly all proponents mentioned the need for the Master Plan to be finalized and adopted.
9 Most stated that this legislation will allow the time to needed create the Master Plan. Many stated
10 their hope that the Master Plan would permit a community inspired planning process that is creative
11 and flexible. However, several proponents stated that the adopted Master Plan may have no height
12 limitations or height limits higher or lower than the 150 feet maximum. A few proponents testified
13 that all of Town Center must conform to the visions of the original founders.

14 With regard to the true impact of this legislation, the majority of the proponents agreed that
15 ZRA-79 does little to no harm because of the legislation's sunset provision and the absence of any
16 projects in the development pipeline. Most contend that even though the Plaza Tower is the only
17 project impacted because its height approval exceeds the 150 feet maximum it is not enough
18 justification to deny adoption of this legislation. Specifically, the proponents uniformly agreed with
19 Petitioner that this project can be subjected to new legislation because the developers zoning rights
20 have not vested.

21 Several proponents also emphasized that the opposition's concern that a change in zoning
22 regulations late in the approval will cause prospective businesses to forgo opportunities in Howard
23 County is unfounded due to Howard County's desirable location and economic diversity of it
24 citizen's. Some also commented that this legislation honors a pre-election campaign promise to
25 address citizen concern that the downtown development be in accordance with the Master Plan and
26 reflect the need to have more community input in the zoning process which some considered flawed.

27 28 **Opponents Testimony**

29 Many of the Opponents of ZRA-79 addressed the negative impact that the imposition of
30 building height limitations would have on the vibrancy of Town Center. To obtain a thriving,
31 energized downtown area, it was stated that the design process must be flexible to allow for

1 creativity; building heights must be allowed to vary. A vibrant downtown area also requires a blend
2 of commercial and residential development to ensure its success. To achieve the critical mass of
3 people, the opponents stated, taller buildings are needed and appropriate. Opponents underscored
4 the multiple policy benefits that taller buildings can accomplish such as attaining more density
5 without reducing open space; responding to the market for more senior aged housing products;
6 increasing affordable housing by expanding density and extending buildings vertically to permit a
7 commercially viable product; encouraging an environmentally friendly lifestyle that includes
8 maximizing density to create a pedestrian-oriented downtown and generating mass transit options.

9 Many others spoke of the need for a broader policy and planning perspective. They asserted
10 that a legislative height limitation would unduly handcuff and hinder the creativity and flexibility
11 needed to draft and implement the final Master Plan. In addition they stated that since Town Center
12 serves the whole County and the region not just Columbia the opinions of non-Columbia residents
13 should be incorporated. With respect to quality planning, numerous opponents emphasized that pre-
14 set height limitations would also prevent architectural diversity. Some mentioned that the process
15 should continue to follow the established NT zoning approval process and decide height limitation
16 on a case-by-case basis where land-use, topography and environmental factors are also considered.
17 The goal, it was stated, being to build a better city not a better suburb.

18 The remaining opponents' arguments include that the maximum height limit of 150 feet is
19 arbitrary; legislation should not be used as a tool to address a specific situation, business or
20 individual; the fear of change is pushing adoption of ZRA-79, yet change is inevitable; and that
21 Columbia's ties to the past must not restrict its future. It was also stated that the restrictions on
22 height are contrary to Jim Rouse's vision and some submitted indications of Rouse's intent to build a
23 tall signature building. And lastly, height limitations will have the unacknowledged result of placing
24 expansion pressure on the West as the supply of land falls and prices rise.

25 26 **Planning Board Discussion**

27 The Board reviewed and evaluated the petition, testimony and the DPZ staff report. During
28 its public work session on June 7, 2007, the Board discussed the arguments for and against ZRA-79.

29 During the course of two nights meetings the Board heard from a wide cross section of the
30 community with varying views as to what the community wanted for Downtown Columbia. The
31 Board discussed what encompasses "community" and determined that it included homeowners,

1 business owners, renters, residents, landowners, and concerned citizens. The Board stated that for
2 ZRA-79 or any other amendments to the zoning regulations in general the decision should be based
3 on what is best for the Howard County community as a whole and that it serves a legitimate
4 government purpose or need. One group's views should not hold greater sway than another and this
5 recommendation is intended to reflect a balancing of community views.

6 Consideration was given as to whether the height limitation of 150 feet was arbitrary. The
7 Board recognized that the selection of 150 feet was tied to an existing building; however it had not
8 been presented that this height was the optimal building height for every building. The Board
9 determined that previous building heights were the result of market influences rather than a pre-
10 determined planning policy, housing needs and economic sustainability for the Town Center area.

11 The Board reviewed the existing process to determine whether height limitations were
12 unattainable in the existing NT approval process. The Board concluded that the existing 42-year old
13 approval process does in fact allow for the establishment of height limitations during the
14 Comprehensive Sketch Plan (CSP) phase which is intended to establish the land uses and vision for
15 the parcel by identifying locations of uses, infrastructure, open space and the setting of the
16 development criteria which includes setting the height. This phase requires a formalized, quasi-
17 judicial public hearing that includes community testimony, the evaluation of studies and a
18 comparison of the plan to approval criteria. The Board may approve the plan or change it or reject it
19 entirely.

20 The Board discussed the role of the Charrette process as it relates to being a bellwether of
21 community opinion. The Board concluded that substantial and conflicting testimony was given as to
22 what the community feeling was on building height limitations for the NT district, and more
23 specifically, the downtown area. Preferences varied by session and table. Furthermore as for being
24 reflective of the community as a whole, while the turnout was initially good, attendance varied by
25 session and one could not conclude that shorter buildings or even a limit of 150 feet was agreed to.
26 Essentially, no community directive or recommendation on height limitations was reached or even
27 appeared to be of great concern during the week long charrette despite knowledge that the Plaza
28 Tower was in the late stages of the approval process.

29 In fact, the petitioner herself testified that the Plaza Tower project was intentionally left out
30 of the Charrette process by the then County Council & County Executive because it was "in
31 process" at the time. The Board concludes that this exclusion conveys deliberate intent for the Plaza

1 Tower to not be held to whatever regulations which would eventually be adopted via a Master Plan.
2 In addition, there was sufficient testimony and correspondence that clearly indicates that this project
3 had been originally presented to the Town Center Village Board on at least two separate occasions
4 for input. In fact, the original plan was for a 30 story building that was lowered to 27 after
5 community input and then 22 stories. At the time of the Charrette, it was clear that this project was
6 not only public, but had been debated, modified and received approval from the Town Center
7 Village Board. If the community had insisted and consequently demanded that the Plaza Tower be
8 included in charrette process or that the Master Plan address height limitations, the Board received
9 no testimony to that fact. Therefore, the Board concluded that ZRA-79 was being proposed for the
10 sole purpose of forcing the Plaza Tower to be reduced to a lower height and not necessarily to
11 correct a zoning regulation or process flaw.

12 13 **The Planning Board Recommendation & Supporting Rationale**

14 Based on the foregoing reasons, the Board unanimously recommends that ZRA-79 be denied
15 and that it be withdrawn.

16 First, the Board concluded that the NT zoning approval process, in place since 1965, is
17 working. The review process is multi-layered and designed to encourage good planning. The
18 process encourages citizen input and has ample opportunities for their concerns to be heard and the
19 issues addressed at the earlier stages so that the outcome is assured, costs are effectively managed,
20 and projects get underway in a relatively timely fashion. The Board concluded that ZRA-79 is not
21 about the failure of the planning process or a lack of authority to institute case-by-case height
22 restrictions but instead is the dissatisfaction of a lone group to receive the outcome it desired. Added
23 to this, the acknowledgment that there are no other potentially affected projects in the development
24 approval pipeline creating a need to amend the NT zoning regulations. Therefore, the Board
25 concluded that there is no legitimate government purpose served to require the adoption of ZRA-79
26 when the multi-layered review process in place is working and the Master Plan's adoption is close at
27 hand.

28 Second, the Board concluded that ZRA-79 preempts the currently ongoing judicial review
29 process. Those opposed to the SDP approval of the Plaza Tower filed their appeal and the Board felt
30 strongly that the legal process should be left to work to its conclusion. The Board could identify no
31 legitimate or compelling reason to essentially subvert the administrative appeals process by

1 amending the zoning regulations that may ultimately render the issue moot.

2 Third, the flexibility and creativity of the design process needed for a successful Master Plan
3 would be eliminated. With the adoption of a pre-determined height limit that is not the result of a
4 case-by-case analysis; the land use policy goals outlined in the General Plan would be unduly
5 restricted. Consequences would include negative impacts on environmentally friendly amenities like
6 open space, pedestrian walk-ability, on density, traffic congestion and architectural design and
7 viewscape.

8 Fourth, the Board determined the ZRA-79 conflicts with the General Plan, Policy 5.5 which
9 states "*Encourage Downtown Columbia's continuing evolution and growth as the County's urban*
10 *center*". Specifically identified in the General Plan is the need for more downtown residential units
11 to increase the number of people living downtown in order to maintain activity and support the
12 businesses located there after normal office hours. Also recognized is the need to encourage
13 property owners to seek vertical mixed uses like residential for Lakefront redevelopment as well as
14 infill sites. Moreover, the General Plan calls on property owners to seize advantage of the current
15 dynamic economic climate with buildings either alone or in combination that should be redeveloped
16 for higher intensity uses. ZRA-79 inhibits and presents a barrier to the accomplishment of these
17 goals by reducing the optimal outcome of the process by limiting unnecessarily a significant factor
18 in building use and design.

19 The Petitioner's claim that the legislation is in harmony with the General Plan Policy
20 5.7, "*Ensure infill development will be compatible with existing neighborhoods*" has been incorrectly
21 applied. The policy is directed to infill in residential areas; it seeks to include pre-submission
22 community meetings, compatible landscaping, forest conservation buffers, pedestrian connections
23 and increased perimeter setbacks in subdivisions that differ from adjacent development in use or
24 intensity; and calls for the consideration of design flexibility in the infill area in order to achieve
25 additional open space or amenities (General Plan page 189). It is not intended to support height
26 limitations. In addition, the use of General Plan Policy 5.3 "*Promote new mixed use focal areas that*
27 *are in scale and character with their context*" is also misplaced. The policy is clearly oriented to the
28 establishment of focal areas in new mixed use developments in the Mixed Use Districts and Transit-
29 Oriented Mixed Use Centers and not a lone, small-sized parcel or in the New Town zone.

30 Fifth, with respect to skyline and architecture, the Board has determined that ZRA-79 would
31 result in mediocre architecture with buildings of similar heights that as one resident said in testimony

1 was "a train garden with all buildings and trees the same height." What is of greater concern to the
2 Board is the architectural character of the buildings, the Board believes that rather than height
3 limitations, architectural guidelines could be developed to permit design balances individuality and
4 character.

5 Sixth, the Board considered, the role of the "public's" wishes which was often referred to
6 during testimony. The Board concluded that the Charrette process did not yield a consensus or a
7 mandate on absolute height limitations in NT or the downtown area. The election was not a mandate
8 either for there are many reasons for individuals casting a vote. Furthermore, more individuals
9 provided testimony opposing ZRA-79 than those did for it. (See Public Testimony List) There was
10 little to indicate that the height restrictions were the will of all the people

11 Seventh, the Board has determined that the 150 feet height limitation is arbitrary. Using the
12 height of the existing tallest building (Merrill Lynch) is a rudimentary and simplistic justification.
13 As the benchmark, the 150 feet height does not consider other factors that contribute to height
14 appropriateness such as building size, location, site topography, population density needs, the
15 project's commercial viability, or the market's influences and ability for the market to sustain
16 buildings without high vacancy rates.

17 Eighth, ZRA-79 is being introduced for the sole purpose of stopping the Plaza Tower
18 project. Witness after witness stated again and again that this legislation when combined with ZRA
19 83 is the only way to stop construction outside of the administrative and judicial review process.
20 ZRA-79's intent is punitive and is not an issue for solving any problem encountered with the
21 remaining NT zoned land. Yet it is a regulation tied to the entire NT zone and therefore would have
22 ramifications on any other future projects regardless of the adoption of ZRA-83. With the pending
23 release of the Master Plan for public scrutiny and the public process by which it will be evaluated
24 and adopted, the Board again concludes there is no legitimate government purpose to justify
25 temporarily amending the zoning regulations which effectively only serves one purpose; to stop the
26 Plaza Tower project that followed the well established development review process for NT zoning.
27 In fact, ZRA-79 inhibits the County's ability to deal with and guide growth.


28 29 **Planning Board Recommendation**

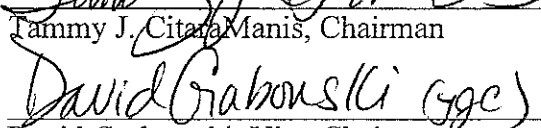
30 Mr. Rosenbaum made the motion to recommend that ZRA-79 be denied. Mr. Grabowski
31 seconded the motion. Ms. CitaraManis made the motion that the first motion be amended to include

1 the additional recommendation that the legislation also be withdrawn. Mr. Rosenbaum accepted the
2 amendment. The amended motion passed by a vote of 4 to 0.

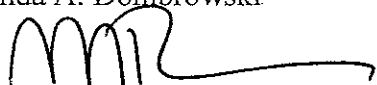
3 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 19th
4 day of July, 2007, recommends that ZRA-79, as described above, be **DENIED** and **WITHDRAWN**.

5
6 HOWARD COUNTY PLANNING BOARD

7 
8 Tammy J. Citara Manis, Chairman

9 
10 David Grabowski, Vice-Chair

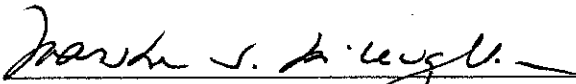
11 
12 Linda A. Dombrowski

13 
14 Gary Rosenbaum

15 ABSENT

16 Ramsey Alexander

17
18 ATTEST:

19 
20 Marsha S. McLaughlin, Executive Secretary

Public Testimony List
Planning Board Meeting on ZRA 79 and ZRA 83
April 17 and May 24, 2007

	First	Last	Address	City	State	Zip	Support	Oppose	Signed up but did not speak	Speaking For	Written Testimony	Code/Time to
1	Sharon	Lee	10386 Green Mountain Circle	Columbia	MD	21044		x			x	
2	Del	Kar/Fonta	3806 Plum Meadow Drive	Ellicott City	MD	21042		x		Chamber of Commerce	x	
3	Steven	Sachs	10612 Hillingdon Road	Woodstock	MD	21163		x			x	
4	Sherman	Howell	11370 Heathertoe Lane	Columbia	MD	21044		x		African American Coalition	x	
5	Mary Ann	Scully	13975 Roven Hill Road	West Friendship	MD	21794		x			x	
6	Joan	Abdallah	4564 Kingscup Court	Ellicott City	MD	21042		x			x	
7	Tim	Sosinski	11795 Braedon Wood Road	Clarksville	MD	21029		x			x	
8	Michael	Davis	10323 Wilde Lake Terrace	Columbia	MD	21041		x		Bring Back the Vision	x	
9	Joanne	Davis	10323 Wilde Lake Terrace	Columbia	MD	21044		x		Bring Back the Vision	x	
10	Paul	Skalny	10211 Wincopin Circle, #600	Columbia	MD	21042		x			x	
11	Gregory	Lane	8509 Union Mills Court	Ellicott City	MD	21043		x			x	
12	Malynda	Madzel	10001 Windstream Drive, Ste 201	Columbia	MD	21044		x		Business Alliance of Ho Co Chamber	x	
13	Brian	England	11915 Gold Needle Way	Columbia	MD	21044	x				x	
14	Gordon	Murmpower	12214 Sleepy Horse Lane	Columbia	MD	21044		x		HC Chamber	x	
15	Stephen	Meskin	5626 Vantage Point Road	Columbia	MD	21044	x					
16	Laura	Waters	5014 Round Tower Place	Columbia	MD	21044						
17	Earl	Armiger	11130 Homewood Road	Ellicott City	MD	21042		x		HCCC	x	
18	George	Ford	10722 Autumn Splendor Dr	Columbia	MD	21044					#35 - Bobo	
19	Gary	Kaufman	10203 Castlehill Court	Ellicott City	MD	21042		x		Residents/Business Community	x	
20	Beverly	Schneitzler	5671 Vantage Point Road	Columbia	MD	21044	x					
21	Douglas	Godine										
22	Tom	Ballentine	1502 Woodlawn Drive	Baltimore	MD	21207		x		General Growth Properties Homebuilders of MD	x	
23	Barbara	Lawson	10474 Gray Owl Garth	Columbia	MD			x				
24	Lin	Eagan	11309 Ridemark Row	Columbia	MD	21044		x				
25	Emily	Lincoln	10327 Wilde Lake Terrace	Columbia	MD			x			x	petition
26	Louis	Toler	7421 Swan Point Way	Columbia	MD	21045		x			x	
27	Marvin	Lawson	12118 Blue Flag Way	Columbia	MD	21044	x					
28	MISSING											
29	Todd	Brown	7200 Wisconsin Ave	Bethesda	MD	20814		x		Linowes & Blocher/ GGP/HRD	x	
30	Dave	Leonard	6098 Covington Road	Columbia	MD	21044				Alliance for a Better Columbia	x	
31	Alex	Hekemian	9572 Basket Ring Road	Columbia	MD	21045	x					
32	Barbara	Wright	5681 Thicket Lane	Columbia	MD	21044	x					#18 - Ford
33	Charles	Scott	5681 Thicket Lane	Columbia	MD	21044	x					
34	John David	Smith	5030 Round Tower Place	Columbia	MD	21044	x					
35	Elizabeth	Bobo	5561 Suffield Court	Columbia	MD	21044	x					
36	Rebecca	Johnson	11129 Wood Elms Way	Columbia	MD	21044	x					
37	Russell	Swatek	8141 Tamar Drive	Columbia	MD	21045	x			Harpers Choice Village Bd	x	
38	Regina	Holt	6331 Wimbleton Court	Elkridge	MD	21075	x					
39	Michael	Berla	10413 Green Mountain Circle	Columbia	MD	21044						
40	MISSING											
41	Lloyd	Knowles	5561 Suffield Court	Columbia	MD	21044	x					
42	Rich	Ohnmacht	2941 Excelsior Springs Court	Ellicott City	MD	21042		x			x	

Public Testimony List
Planning Board Meeting on ZRA 79 and ZRA 83
April 17 and May 24, 2007

First	Last	Address	City	State	Zip	Support	Oppose	Signed up but did not speak	Speaking For	Written Testimony	Code Time to
43	Thomas	Scott	5070 Whetstone Road	Columbia	MD	21044	x		Bridget Mugane		#60 - Mugane
44	Alan	Coltri	5223 Patriot Lane	Columbia	MD	21045	x				
45	David	Glaser	5188 Even Start Place	Columbia	MD	21044	x				
46	Jeff	Cooper	11322 Old Hopkins Road	Clarksville	MD			x			#68 - Sang Oh
47	Rebecca	Fehrs	10215 Wincopin Circle	Columbia	MD	21044	x				#65 - Richard Talkin
48	Melanie	Moser	501 W. University Blvd, 2B	Baltimore	MD	21210			Ho Co HBAM - DPZ Committee	x	
49	Ellen	Tucker	8203 Cedar Street	Silver Spring	MD	20910	x				#65 - Richard Talkin
50	Mary Ann	Rew	102 Sunnydale Way	Reisterstown	MD	21136					#68 - Sang Oh
51	Alain	Sellern	102 Sunnydale Way	Reisterstown	MD	21136					#68 - Sang Oh
52	Bill	Rowe	10215 Wincopin Circle	Columbia	MD	21044	x				#65 - Richard Talkin
53	Margaret	Hackbarth	10215 Wincopin Circle	Columbia	MD	21044	x				#65 - Richard Talkin
54	Stephen	Brown-Pearm	6135 Scarborough Way	Columbia	MD	21044	x				#65 - Richard Talkin
55	Christine	Grandall	9111 Brunners Run Court	Columbia	MD	21045	x			x	
Beginning of Public Testimony on May 24, 2007											
56	Ann	Wing	7457 Swan Point Way	Columbia	MD	21045	x				
57	Tom	Wing	7457 Swan Point Way	Columbia	MD	21045	x				
58	Sally Ann	Cooper	5365 Chase Lions Way	Columbia	MD	21045	x				#56 - Ann Wing
59	H. Jean	Thiebaut	6135 Scarborough Way	Columbia	MD	21044	x				
60	Bridget	Mugane	9250 Red Cart Court	Columbia	MD	21045	x			x	
61	Barbara	Glick	10359 Bascan Circle	Columbia	MD	21044	x			x	Time from #40 & #43
62	George	Barker	10313 Wilde Lake Terrace	Columbia	MD	21044	x			x	
63	MISSING										
64	Jud	Malone	5651 Vantage Point Road	Columbia	MD	21044	x				
65	Richard	Talkin	5100 Dorsey Hall Drive	Ellicott City	MD	21042	x		Howard County Tomorrow WCI	x	Time from #47, 49, 52, 53
66	Frank	Martin	2911 Beaver Lake Court	Ellicott City	MD	21042	x				
67	Joel	Broida	10205 Wincopin Circle	Columbia	MD	21044	x				#70 - Alec Adams
68	Sang	Oh	5100 Dorsey Hall Drive	Ellicott City	MD	21042					Time from #46, 50, 51, 69
69	Jeff	Lastner	10215 Wincopin Circle	Ellicott City	MD	21044	x				Time from #67, 79
70	Alec	Adams	5300 Dorsey Hall Drive	Ellicott City	MD	21042	x				
71	Ursula	Kondo	11741 Morningmist Lane	Columbia	MD	21044	x				
72	Scott	Nicholson	6333 Frostwork Row	Columbia	MD	21044	x			x	
73	Ray	Donaldson	7028 Loganberry Lane	Fulton	MD	20759	x		The Columbia Bank	x	
74	Bob	Jeffrey	11807 Bare Sky Lane	Columbia	MD	21044	x			x	
75	Hank	Eigles	10729 Evening Wind Court	Columbia	MD	21044	x			x	
76	John	McGonigal	5145 Homecoming Lane	Columbia	MD	21044	x			x	
77	Joanne	Stolle	10205 Wincopin Circle	Columbia	MD	21044	x				
78	Jacqueline	Mater Rose	5010 Eliots Oak Road	Columbia	MD	21044	x				
79	Gail	Broida	10206 Wincopin Circle #301	Columbia	MD	21044	x				
80	Angela	Beltram	3125 Paulskirk Drive	Columbia	MD	21044	x				#70 Alec Adams
81	Carl	Gutschick	3909 National Drive, Ste 250	Ellicott City	MD	21042	x			x	
82	Cynthia	Coyle	11204 Silver Tree Place	Columbia	MD	20866		x			
83	Phillip	Kirsch	10477 Gray Owl Garth	Columbia	MD	21044	x				Time from #88
84	Duane	Carey	6177 Silver Arrows Way	Columbia	MD	21045	x				
85	Michael	Cox	10029 Maple	Columbia	MD	21046	x			x	
86	Mary	Pivar	10271 Windstream Drive	Columbia	MD	21045	x			x	

Public Testimony List
Planning Board Meeting on ZRA 79 and ZRA 83
April 17 and May 24, 2007

First	Last	Address	City	State	Zip	Support	Oppose	Signed up but did not speak	Speaking For	Written Testimony	Cede Time to
87 Ron	Melker	10146 Maxine Square	Ellicott City	MD	21042		x				
88 Gary	Coyle	11204 Silver Tree Place	Columbia	MD	21044	x				x	#82 Cindy Coyle
89 Charles	McMahon	10275 Little Patuxent Parkway	Columbia	MD	21044		x		GGP		#95 - Charles McMahon
90 Caroline	Sherman	6030 Watch Chain Way	Columbia	MD	21044		x			x	
91 Dennis	Lane	8144 Winding Ross Way	Ellicott City	MD	21043		x		Emerson Holdings, LLC	x	
92 MISSING											
93 Ann	Ivester	10315 Wilde Lake Terrace	Columbia	MD	21044		x			x	
94 David	Yungmann	14750 Addison Way	Woodbine	MD	21797		x			x	
95 Mark	Thompson	4250 Blue Barrow Ride	Ellicott City	MD	21042		x		GGP	x	Time from #89
96 Paul	Kraft	2212 Siena Way	Woodstock	MD	21163		x		Clydes of Columbia	x	
97 Mark	Bishoff	10331 Wilde Lake Terrace	Columbia	MD	21044		x				
98 David	Barrett	5038 Stevens Forest Road #222	Columbia	MD	21045		x			x	
99 Cole	Schnorf	4612 Willowgrove Drive	Ellicott City	MD	21042		x			x	
100 David	Lynch	6329 Sea Way Drive	Columbia	MD			x			x	
101 Stuart	Chandler	8922 Rosewood Way	Jessup	MD	20794		x			x	
102 Rakesh	Patel	10420 Swift Stream Place, Apt. 110	Columbia	MD	21044		x			x	
103 MISSING											
104 Linda	Odum	10129 Hyla Brook	Columbia	MD	21044		x			x	
105 Ron	Brasher	5560 Sterrett Place, Ste. 300	Columbia	MD	21044		x				
106 Mark	Cissell	11813 Tall Timber Drive	Clarksville	MD	21029		x		Howard County Chamber	x	
107 Alan	Klein	11006 Wood Elves Way	Columbia	MD	21044	x			Coalition for Columbia's Downtown	x	Time from #82, 83, 88, 92
108 James	Lano	10275 Little Patuxent Parkway	Columbia	MD	21044		x		GGP	x	
109 David	Forester	11023 Thistle Brook Court	Columbia	MD	21044		x				
110 Alan	Deutch	6301 Bright Plume	Columbia	MD	21044		x			x	
111 Steve	Shipp	1211 Wincopin Circle	Columbia	MD	21044		x		Lemmar	x	